

revised

CASE# 2015-0035
ROW# _____
TAX# _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 2007 E 12th Street 78702

LEGAL DESCRIPTION: Subdivision – Foster Lot(s) 6 & 7 Block 15 Outlot 58
Division B

I/We John Taylor Jackson on behalf of myself/ourselves as authorized agent for

Kace Jackson affirm that on January, 22,

2015 hereby apply for a hearing before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)**

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Erect a two-family dwelling (Single Family Residence plus Accessory Dwelling Unit) with a 5'

street setback. (Alamo Street, adjacent to the property, was never built out).

in a LR – MU – NP district.
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Alamo Street is closed and the city has no plans to build the street. Alamo Street functions

vacant land. A "Right of Way Vacation" is not applicable because an open drainage easement runs the length of the closed street. A 15 foot setback serves no purpose because no street exists.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Because of site constraints—and in order to prevent residents from backing onto 12th street—a

shared access drive will be constructed on the site. This drive will require 20' on the west side of the site. The combination of the 15' setback and the 20' drive would limit the structure to approximately 20' deep.

- (b) The hardship is not general to the area in which the property is located because:

This section of Alamo Street is not constructed. Existing structures on adjacent sites have been

constructed in the setback.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The adjacent land (Alamo Street) is vacant and is an open drainage easement. The surrounding lots

consist of single family residences.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

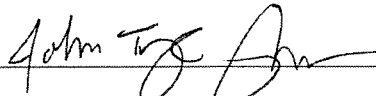
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 212 Fletcher St

City, State & Zip Austin, TX 78704

Printed John Taylor Jackson Phone 512.461.4255 Date 1/22/2015

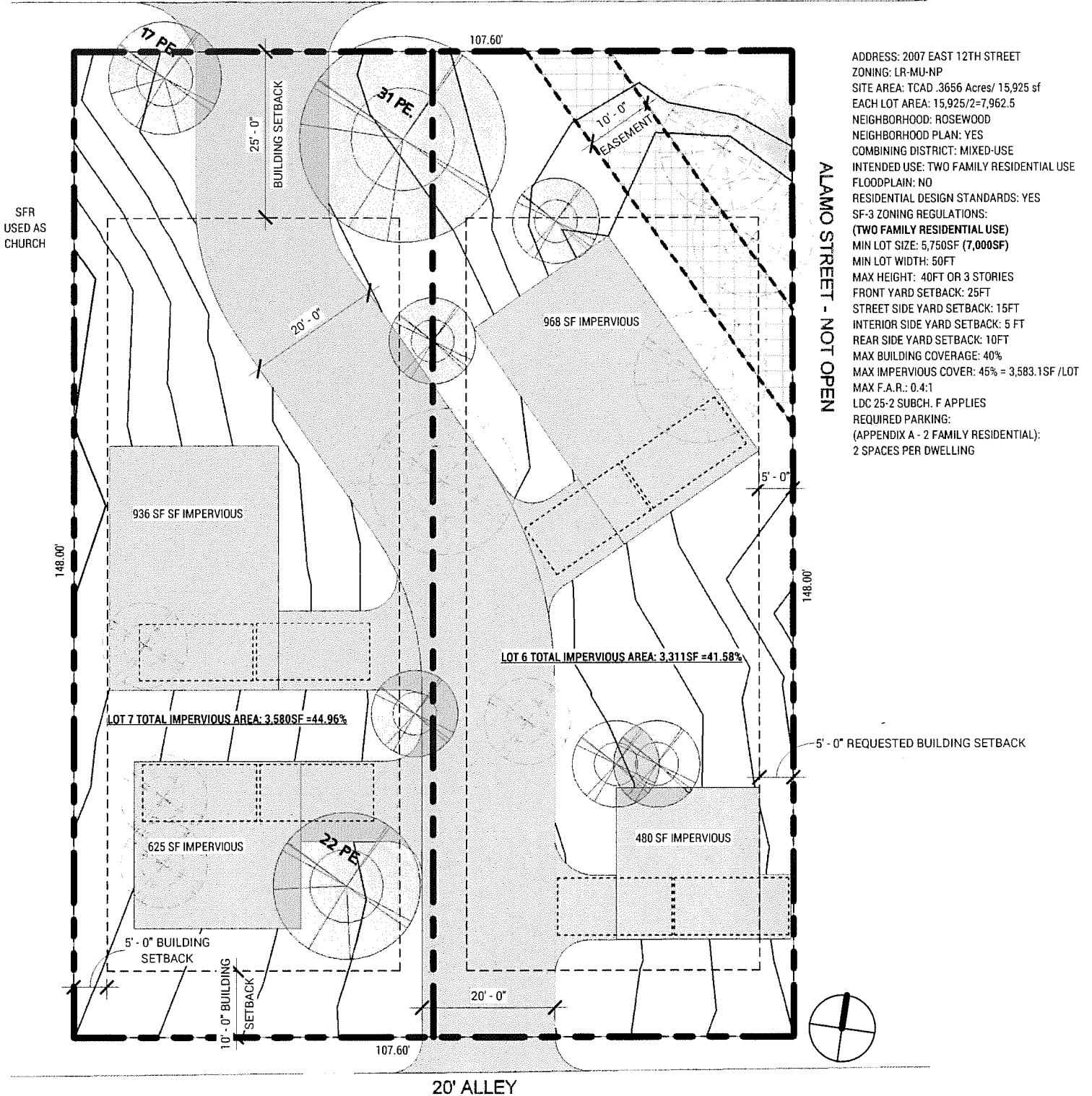
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 8500 Adirondack Cove

City, State & Zip Austin, TX 78759

Printed Kacee Jackson Phone 512-789-2833 Date 10/20/2014

EAST 12TH STREET



ADDRESS: 2007 EAST 12TH STREET
 ZONING: LR-MU-NP
 SITE AREA: TCAD .3656 Acres/ 15,925 sf
 EACH LOT AREA: 15,925/2=7,962.5
 NEIGHBORHOOD: ROSEWOOD
 NEIGHBORHOOD PLAN: YES
 COMBINING DISTRICT: MIXED-USE
 INTENDED USE: TWO FAMILY RESIDENTIAL USE
 FLOODPLAIN: NO
 RESIDENTIAL DESIGN STANDARDS: YES
 SF-3 ZONING REGULATIONS:
 (TWO FAMILY RESIDENTIAL USE)
 MIN LOT SIZE: 5,750SF (7,000SF)
 MIN LOT WIDTH: 50FT
 MAX HEIGHT: 40FT OR 3 STORIES
 FRONT YARD SETBACK: 25FT
 STREET SIDE YARD SETBACK: 15FT
 INTERIOR SIDE YARD SETBACK: 5 FT
 REAR SIDE YARD SETBACK: 10FT
 MAX BUILDING COVERAGE: 40%
 MAX IMPERVIOUS COVER: 45% = 3,583.1SF /LOT
 MAX F.A.R.: 0.4:1
 LDC 25-2 SUBCH. F APPLIES
 REQUIRED PARKING:
 (APPENDIX A - 2 FAMILY RESIDENTIAL):
 2 SPACES PER DWELLING

ALAMO STREET - NOT OPEN

2007 EAST 12TH
 JACKSON RESIDENTIAL

02.24.15

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